

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**April 15, 2010**



**RP 10-05: proposed Replat of Lot 5 in Fox Meadow Subdivision**

**SIZE AND LOCATION:** 3.11 acres of land located at the west corner of Stevens Drive and Rabbit Lane in Bryan, Brazos County, Texas

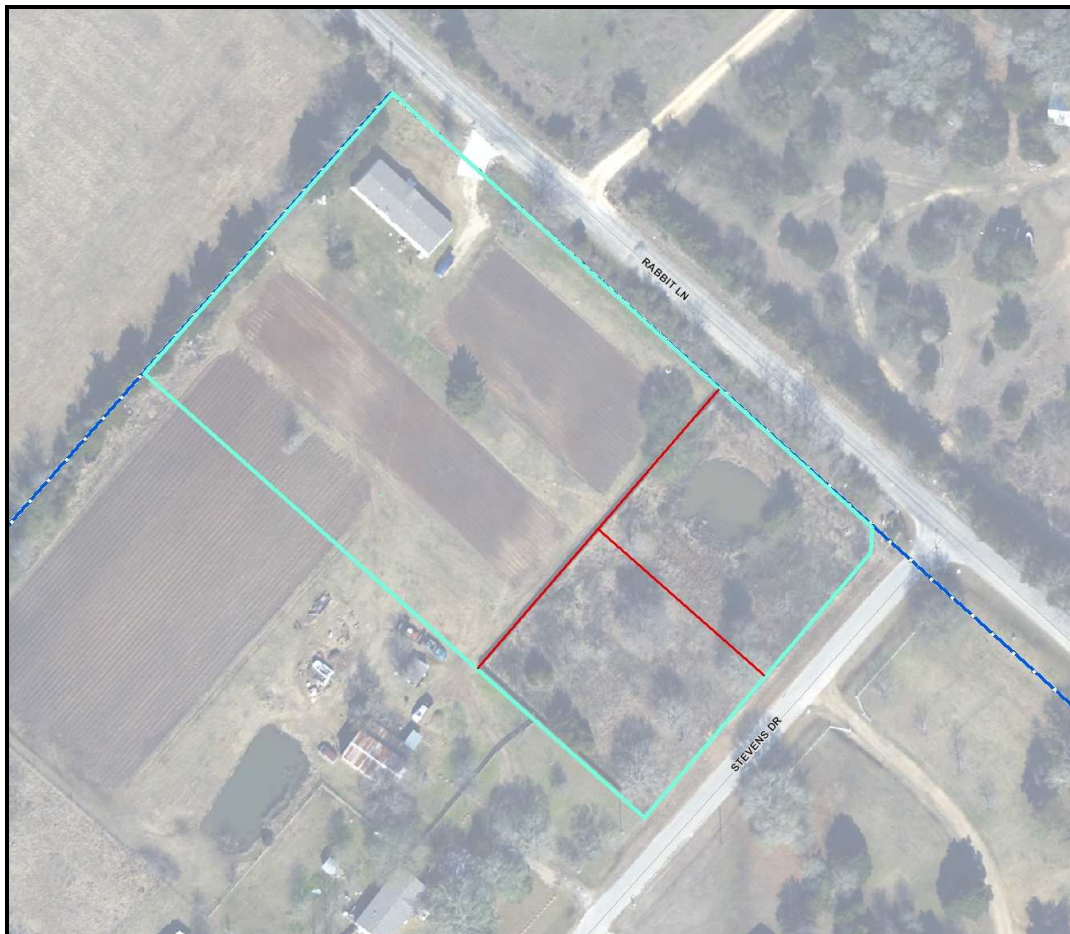
**EXISTING LAND USE:** single-family home, vacant land

**ZONING:** Residential District – 5000 (RD-5) / Mixed-Use Residential (MU-1) District

**APPLICANT(S):** Juan and Ernestina Hernandez and Edith Shaw

**AGENT:** Garrett Engineering

**STAFF CONTACT:** Michelle Audenaert, Economic Development Planner



**PROPOSED REPLAT:**

With this replat, the applicants, Mr. and Mrs. Juan Hernandez and Ms. Edith Shaw, are proposing to subdivide Lot 5 in Fox Meadow Subdivision into three lots (proposed Lots 5R-1, 5R-2 and 5R-3). Lot 5R-1 is proposed to be 2.11 acres in size, while Lots 5R-2 and 5R-3 are proposed to be 0.5 acre in size each.

The 3.11-acre subject property is currently zoned for single-family residential use: the north 2.11 acres (proposed Lot 5R-1) is zoned MU-1 District and the south 1 acre (proposed Lots 5R-2 and 5R-3) is zoned RD-5 District.

The proposed replat involves no new public infrastructure improvements and conforms to all requirements of applicable codes and ordinances.

**RECOMMENDATION:**

The Site Development Review Committee and staff recommend **approving** this proposed replat.